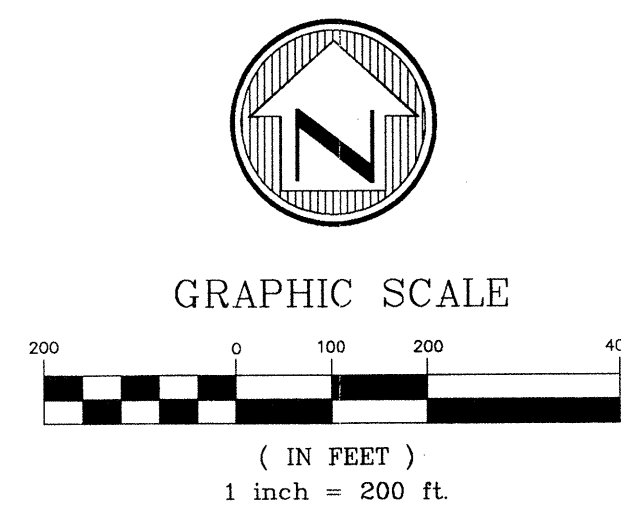
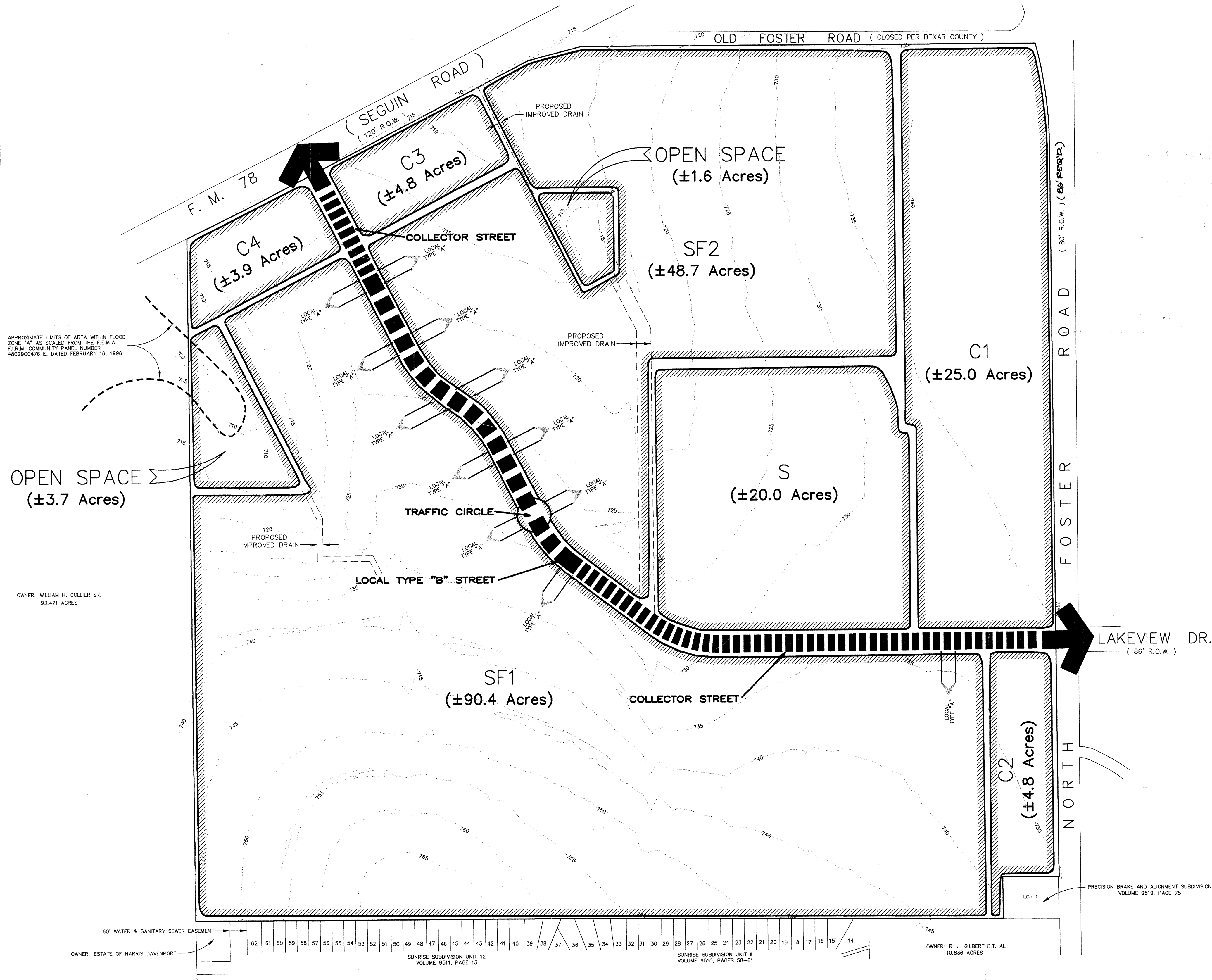


LOCATION MAP



UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

LEGEND
SF ---- SINGLE FAMILY RESIDENTIAL
C ---- COMMERCIAL
S ---- SCHOOL

DEVELOPER:
DUGAS DIVERSIFIED DEVELOPMENTS, L.C.
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
(date) *Oct 2, 1998* (number) *614*
If no plats are filed, plan will
expire on *April 2, 2000*
1st plat filed on _____

- NOTES:**
1. ALL AREAS ARE APPROXIMATE.
 2. A WILD GUESS AT THE NUMBER OF PHASES IS 15
 3. A WILD GUESS AT THE NUMBER OF LOTS IS 10 COMMERCIAL LOTS AND 880 RESIDENTIAL LOTS.

P.O.A.D.P. PLAN
for
DAVENPORT 207

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1035 W. Midland - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:
8/13/98
9/3/98 NOTE 2 & 3

JOB NO. 46559.00
FILE: *~*
DATE: 6/15/98
DESIGN: *~*
DRAWN: L.R.
CHECKED: _____
SHEET 1 OF 1

614

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 6/16/98 Name of POADP: DAVENPORT 207
 Owners: DEV. L.C. DUGAS DIVERSIFIED Consulting Firm: W.F. CASTELLA & ASSOC.
 Address: 14502 BROOK HOLLOW Address: 1039 W. HILDEBRAND
SAN ANTONIO TX 78232 SAN ANTONIO TX 78201
 Phone: (210) 402 0866 Phone: 734 5351
 Existing zoning: RS & B2 Proposed zoning: _____
 Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: UNK. ☒ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 2
 Ferguson map grid: 585 C5,6; D5,6

10-20
Phase

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 900</u>	<u>± 139</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>UNK.</u>	<u>± 68</u>

Is there a previous POADP for this Site? Name UNKNOWN No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan

Date: 6/15/98 Phone: 734 5351 Fax: _____

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

98 JUN 17 PM 4:14

RECEIVED

- ☒ name of the POADP and the subdivision; (SUBDIVISION NAME NOT KNOWN)
- ☒ indication of development phases on the POADP; NOT KNOWN AT THIS TIME
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- NA ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
PREVIOUSLY APPROVED IN ZONING CASE Z 97259
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN HANAN Signature: Steven E. Hanan

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 2, 1998

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Davenport 207

POADP # 614

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Davenport 207 Subdivision Preliminary Overall Area Development Plan # 614. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

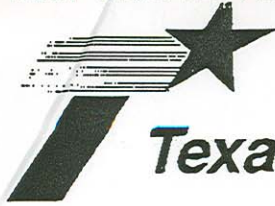
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moneivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

P.O. BOX 29928 • SAN ANTONIO

To <i>Elizabeth Carol</i>	From <i>Jesse Hayes</i>
Co./Dept <i>CSA Planning</i>	Co. <i>TXDOT</i>
Phone #	Phone # <i>615 5860</i>
Fax # <i>207 4441</i>	Fax #

June 17, 1998

P.O.A.D.P. REVIEW

Davenport 207

Located on F.M. 78 at Old Foster Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the planned collector street and FM 78.

Access Limits/Restrictions

Locations of access points will be as directed by "Regulations For Access Driveways to State Highways". This development is eligible for a maximum combined total of four access points.

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners

CITY OF SAN ANTONIO
ATTN: ELIZABETH CAROLL

JUNE 26, 1998

RE: DAVENPORT 207 POADP

ELIZABETH,

ACCORDING TO OUR PHONE CONVERSATION TODAY THE FOLLOWING ISSUES ARE
RAISED REGARDING ABOVE POADP:

- 1) THE APPROXIMATE NUMBER OF PHASES IS DESIRED
- 2) THE APPROXIMATE NUMBER OF COMMERCIAL LOTS IS DESIRED.
- 3) OLD FOSTER NEEDS TO BE INDATED "CLOSED" PER BEXAR COUNTY.
- 4) REROUTE COLLECTOR STREET TO DISCOURAGE THRU-TRAFFIC IS
REQUESTED.
- 5) LOCATION OF LOCAL STREET INTERSECTIONS OFF COLLECTOR IS
REQUESTED.

IF THIS ACCURATELY REFLECTS YOUR NOTES COULD YOU FAX ME A NOTE TO
THAT EFFECT.

YOUR ATTENTION IS APPRECIATED,


W.F. CASTELLA & ASSOCIATES
LEE WRIGHT
SUBDIVISION COORDINATOR

Looks
Good
WFC 6-29-98

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO. 7734

CONNECTION TEL 97345363

CONNECTION ID

START TIME 06/29 14:45

USAGE TIME 01'13

PAGES 2

RESULT OK

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1208837

AMT ENCLOSED

50-04-5573
DUGAS DIVERSIFIED DEVELOPMENTS
14502 BROOK HOLLOW
S.A. TX 78232

AMOUNT DUE 370.00
INVOICE DATE 6/26/1998
DUE DATE 6/26/1998

PHONE: 000 - 0000

POADP
DAVENPORT 207

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/26/1998	1208837	50-04-5573	6/26/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SATO
MP-3

JUN 26 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/25/1998	06/25/1998		CK# 1017	DAVENPORT 207
END	06/25/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

Davenport
Near Foster + Seguin

• proposed collectors
encouraged w/ thru
traffic - from Lakeview Drive

• tree
TX DOT

• remove Old Foster closed
remove if it does
not exist.

• ~~off-set the collector~~
~~street and there~~
fore from Lakeview
drive

reconsider of a more
serious routing of the
collector street to
discourage the traffic.

Davenport
- revised

@ Foster + Seguin

900 SF lots on 139 acres

68 acres for comm

w/ 10 - 20 phases

rework the notes

- TIA

- Foster needs 86'

called 9-2-98

El.

called

10-26-98
cl.

~~Commercial~~

on Foster Rd. indicates
strip development
which planning staff
will not support as
zoning.

• TIA

TIA OK.
for Doverport
GOADP



ELIZABETH CAROL

Doverport

traffic circle

verify

traffic circle
is O.K.

Since it is in
the City.